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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU EY 924351

PALANIAPPA BUILDERS & DEVELOPERS

L36538 L. SENTHILKUMAR

14 OCT 2025 CHENNAI

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061
L.No: 4255 / 21 / 95

JOINT DEVELOPMENT AGREEMENT

THIS AGREEMENT OF JOINT DEVELOPMENT ENTERED INTO BETWEEN THE VENDORS PARTIES OF THE FIRST AND THE PROMOTER/PARTY OF THE SECOND PART, AT CHENNAI, ON THIS 15TH DAY OF OCTOBER 2025, AS FOLLOWS:

1) Mr. ABY THOMAS, aged about 64 years, (PAN: AAAPT1223C; AADHAR No: 6733 7999 3946) AND **2) Mr. CHERIAN THOMAS,** aged about 61 years, (PAN:AABPT1480A; AADHAR No: 3228 9390 4641), both 1 & 2 sons of (Late) N.I. Thomas, both residing at No. 13/27, 1st Street, Secretariat Colony, Kilpauk, Chennai – 600 010, hereinafter called the **VENDORS/PARTIES OF THE FIRST PART;**

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

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PALANIAPPA BUILDERS & DEVELOPERS

L36589 L. SENTHILKUMAR

14 OCT 2025 CHENNAI

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061
L.No: 4255 / 21 / 95

AND

M/s. PALANIAPPA BUILDERS AND DEVELOPERS, (PAN: AAUFP5488P), a Partnership firm duly represented by its Partner **Mr. L. SENTHIL KUMAR,** aged about 52 years, (PAN: BGMPS6129K; AADHAR No. 7241 3558 6741), S/o. Mr. A. Lakshmanan, residing at No. 3-A, John Desikar Street, Nanganallur, Chennai – 600 061, hereinafter called the **PROMOTER/PARTY OF THE SECOND PART,** to this Joint Development Agreement.

The terms VENDORS/OWNERS AND PARTIES OF THE FIRST PART and PROMOTER/PARTY OF THE SECOND PART, wherever occurs shall mean and include their heirs, executors, legal representatives, administrators, successors-in-interest and assigns now WITNESSETH:

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

WHEREAS, the "A" schedule mentioned property to this Joint Development Agreement, was originally owned by Mr. N.I. Thomas, S/o. Mr. N.P. Itty, he having purchased the same from Mrs. B. Leelavathi Ammal, W/o. Mr. T.S. Balaiah, by way of a Sale Deed dated 24th April 1964, registered as Doc. No. 1001/1964, in Book-1, Volume- 287, Pages from 63 to 67, at the Office of the Sub Registrar, Pallavaram and he was in absolute lawful possession and enjoyment of the said property, from the date of the Sale Deed as stated above, till the date of his Death, without creating any encumbrances thereon and without any hindrances from any quarters whatsoever.

WHEREAS, the above named Mr. N.I. Thomas, died on 11th March 1998, (Date of Death evidenced by the Death Certificate, vide Registration No. COC/1998/05/070/000172/1, dated 18th March 1998, issued by the Office of the City Health Officer, Greater Chennai Corporation), leaving behind his wife - Mrs. Mary Thomas, his daughter - Mrs. Mary Saju Kurian and his two sons viz., Mr. Aby Thomas and Mr. Cherian Thomas, as his only four legal heirs (as evidenced by the Legal Heirship Certificate, vide D.Dis (DI) No. 000557/97-98, dated 13/01/1999, issued by the Office of the Tahsildar, Purasawalkam-Perambur Taluk) and thus they have become the absolute joint lawful owners of the "A" schedule mentioned property and as such they were in joint lawful possession and enjoyment of the same, without any hindrance from any quarters and without creating any encumbrance/s, whatsoever, thereon.

WHEREAS, among the legal heirs of (Late) N.I. Thomas, i.e., his wife and daughter viz., 1) Mrs. Mary Thomas and 2) Mrs. Mary Saju Kurian, who are jointly entitled for 2/4th undivided share in the "A" schedule mentioned property, had released and relinquished the same in favour of Mr. Aby Thomas and Mr. Cherian Thomas – the Vendors/Parties of the First Part herein, by way of a Release Deed dated 20th May 2025, registered as Doc. No. 3364/2025, in Book-1, at the Office of the Sub Registrar, Velachery, Chennai and thus the Vendors/Parties of the First Part herein have become the absolute joint lawful owners of the "A" schedule mentioned property and as such they are in joint lawful possession and enjoyment of the same, without any hindrance from any

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

quarters and without creating any encumbrance/s, whatsoever, thereon, each one of them entitled for undivided half share over the said 'A' schedule mentioned property.

WHEREAS, now the Vendors/Parties of the First part have decided to develop the 'A' Schedule mentioned property to this Joint Development Agreement, by constructing residential flats in it, under Joint Development scheme and approached the Builder/Promoter/Party of the Second Part herein and offered the said 'A' schedule mentioned property for Joint Development and the Builder/Promoter/Party of the Second Part herein has also accepted the said offer and it is agreed between the parties to develop the 'A' schedule mentioned property, by constructing residential flats in it, consisting of stilt/Ground floor to Four floors, the entire stilt/ground floor for parking of vehicles and three flats in each floor, thus in all totally Twelve residential flats in it and both the Parties of the First and Second Part have agreed on the following terms and conditions.

Proportion of constructed area to be shared between the Vendors/Parties of the First Part and the Promoter/ Parties of the Second Part:

1) As the Vendors/Parties of the First Part are desirous of developing the said "A" schedule property to this Joint Development agreement, through the Builder/Promoter/Parties of the Second Part, by constructing TWELVE residential flats in it as stated above, by way of JOINT DEVELOPMENT/VENTURE and with that view, the Vendors/Parties of the First Part have offered the said 'A' schedule property for Joint Development to the Promoter/Party of the Second Part and it is hereby agreed between both the Parties, to share the constructed/saleable area in the ratio/proportion of 50% : 50%, i.e., the Vendors' share will be 50% and the Promoter's share will be 50%.

2) It is further agreed between both the parties that the estimated/expected total saleable area to be developed/constructed in the proposed construction of 'A' schedule mentioned property, is 14,616 Sq.Ft,. which shall be shared

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

between the Parties of the First and Second Part in the ratio of i.e., 50% : 50% as stated above, i.e., 7308 Sq.Ft of saleable area to the Vendors/Parties of the First Part and 7308 Sq.Ft., to the share of Promoter/Party of the First Part.

It is further agreed between the Vendors and the Promoter to construct TWELVE residential flats in the 'A' schedule mentioned property land, the entire proposed new super structure to be built in four floors, together with an open terrace and a Head Room, with Stilt/ground floor, which shall be exclusively used for parking of vehicles, each floor consisting of

i) One **3 BHK** flat measuring **1278** Sq.Ft., of super built up area (inclusive of common areas and share);
ii) One **3 BHK** flat measuring **1213** Sq.Ft., of super built up area (inclusive of common areas and share) &
iii) One **3 BHK** flat measuring **1163** Sq.Ft., of super built up area (inclusive of common areas and share);

3) It is further agreed between the Parties of the First and Second Part, that out of the above mentioned Twelve flats, the Vendors shall be allotted with **Six** residential Flats, pertaining to **7308** Sq.Ft of saleable area, as **'NO COST AREA'**, - morefully stated as 'B' schedule mentioned property to this Joint Development Agreement, the details of which are as follows:

Details of the flats to be taken up by the Vendors morefully stated as 'B' Schedule mentioned property to this Joint Development Agreement:

2904 Sq.Ft., of undivided share of land right, title and interest out of the "A" schedule property, detailed as follows:

i) A Residential Flat, bearing **Flat No.1-A,** in the **First Floor,** measuring **1278** Sq. Ft. of super built up area, (inclusive of common areas and shares), together with **508** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose allotted to **Mr. Aby Thomas**.

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

ii) A Residential Flat, bearing **Flat No.1-B,** in the **First Floor,** measuring **1213** Sq.Ft., of super built up area, (inclusive of common areas and shares), together with **482** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose allotted to **Mr. Aby Thomas**.

iii) A Residential Flat, bearing **Flat No. 1-C,** in the **First Floor,** measuring **1163** Sq.Ft., of super built up area, (inclusive of common areas and shares), together with **462** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose allotted to **Mr. Aby Thomas**.

iv) A Residential Flat, bearing **Flat No.2-A,** in the **Second Floor,** measuring **1278** Sq.Ft., of super built up area, (inclusive of common areas and shares), together with **508** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose allotted to **Mr. Cherian Thomas**.

v) A Residential Flat, bearing **Flat No.2-B,** in the **Second Floor,** measuring **1213** Sq.Ft., of super built up area, (inclusive of common areas and shares), together with **482** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose allotted to **Mr. Cherian Thomas**.

vi) A Residential Flat, bearing **Flat No. 2-C,** in the **Second Floor,** measuring **1163** Sq.Ft., of super built up area, (inclusive of common areas and shares), together with **462** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose allotted to **Mr. Cherian Thomas**.

The remaining **SIX FLATS,** agreed to be allotted to the share of the Promoter/Builder/Party of the Second Part – morefully stated and as 'C' schedule mentioned property to this Deed of Joint Development, are detailed as follows:

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

Flats allotted to the Promoter/Party of the Second Part morefully stated as 'C' Schedule mentioned property to this Joint Development Agreement:

2903 Sq.Ft., of undivided share of land right, title and interest out of the "A" schedule property, detailed as follows:

i) A Residential Flat, bearing **Flat No.3-A,** in the **Third Floor,** measuring **1278** Sq.Ft. of super built up area, (inclusive of common areas and shares), together with **508** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose;

ii) A Residential Flat, bearing **Flat No.3-B,** in the **Third Floor,** measuring **1213** Sq.Ft. of super built up area, (inclusive of common areas and shares), together with **482** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose;

iii) A Residential Flat, bearing **Flat No. 3-C,** in the **Third Floor,** measuring **1163** Sq.Ft. of super built up area, (inclusive of common areas and shares), together with **462** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose;

iv) A Residential Flat, bearing **Flat No.4-A,** in the **Fourth Floor**, measuring **1278** Sq.Ft. of super built up area, (inclusive of common areas and shares), together with **508** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose;

v) A Residential Flat, bearing **Flat No. 4-B,** in the **Fourth Floor**, measuring **1213** Sq.Ft. of super built up area, (inclusive of common areas and shares), together with **482** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose;

vi) A Residential Flat, bearing **Flat No. 4-C,** in the **Fourth Floor**, measuring **1163** Sq.Ft. of super built up area, (inclusive of common areas and shares), together with **461** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose;

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

Thus, the Promoter/Party of the Second Part is at liberty to sell the above six residential flats, proposed to be constructed in the 'A' schedule mentioned property, together with 2903 Sq.Ft., of undivided share of land right, title and interest, together with six covered car parking space earmarked for the said flats, in the ground floor level to any party/ies of his choice.

Details pertaining to the Construction of New Super structure

1) The Promoter/Party of the Second Part hereby agrees to get the building plan prepared, submitted to and sanctioned by the concerned authorities. All expenses and charges incurred in respect thereof including preparation, submissions, following up and getting the plan / revised plan sanctioned duly, by paying fees in respect thereof, shall all be borne and to be paid by the Promoter/Party of the Second Part.

2) The Promoter/Party of the Second Part shall comply with all the requirements and requisitions of the statutory authorities / bodies and other local authorities relating to the construction of the said building at the said land and shall obtain the necessary approval or approvals from the authorities concerned as and when required.

General Power of Attorney

The Vendors/ Parties of the First Part, agree to execute the General Power of Attorney on the date of signing this Joint Development Agreement, appointing the Promoter/Party of The Second Part as their Power Agent, i.e., authorizing M/s. Palaniappa Builders & Developers, a Partnership Firm, duly represented by its Partner Mr. L. SENTHIL KUMAR, to develop the entire "A" schedule property, by way of construction of **twelve** residential flats in it and to do/carry out all other connected/allied activities and also authorizing the Promoter/Party of the Second Part to sell the **2903** Sq.Ft., of undivided share of land out of the "A" schedule property together with the Six residential flats, to be sold by the Promoter to various third Party/ies, of its choice.

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

Life certificate

The Vendors/Parties of the first part also hereby agree to provide with their 'LIFE CERTIFICATE', to the Promoter/Party of the Second Part, as and when required by it, so as to enable it to complete the registration /sale of the Residential Flats allotted to the share of it, i.e., the Promoter/Party of the Second Part.

TNRERA

Since the proposed development comes under the purview of Tamil Nadu Real Estates Regulatory Authority (TNRERA) and the Project needs to be registered under the TNRERA Act, it is agreed by the Vendors that they shall comply with all the requirements of TNRERA Act as Co-Developers of the proposed development and also assure their co-operation in executing and registering all such other documents as may be required for the purpose of registering with TNRERA as per the stipulated norms. Any additional documents for TNRERA will have to be obtained by the Promoter/Party of the Second Part, entirely at his cost.

Goods and Service Tax (GST)

The Goods and Service Tax (GST) amount applicable as on the date of handing over of flats, payable on the owners share will be paid/borne by the Owners/Vendors and the Builder/Promoter, in the ratio of **50% : 50%** i.e., the owners/vendors will be paying the half amount and the Builder/Promoter will be paying the half amount.

Handing over of original documents

The Vendors/Parties of the First Part hereby undertakes to produce all original documents, for verification of title by the Bank Panel Advocates/Advocate for and on behalf of the proposed flat purchaser and also to bring the original documents before the statutory authorities and for Registration.

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

Completion of Project

It is agreed by the Promoter/Party of the Second Part that the project will be completed and the possession of the flats will be handed over to the Vendors/Parties of the First Part on or before **18** months from the date of getting building plan approval for the construction of superstructure in the "A" schedule property.

However, this clause will not hold good, in the event of any delay caused due to Act of God like Natural Calamities – floods, drought, Earth Quakes, Pandemic, etc., or any other situation beyond the control of the Promoter/Party of the Second Part.

In case of any delay beyond the period stipulated herein, the Promoter/Party of the Second Part shall offer the Vendors/Parties of the First Part an additional grace period of 3 months for completing the construction of the project. In case of any delay beyond the stipulated grace period, the Promoter/Party of the Second Part shall pay an amount of Rs.1,00,000/- (Rupees One Lakh only), per month as damages, for a further period of 6 months, to the Vendors/Parties of the First Part, and complete the project as per the specifications mentioned in Schedule - "D" hereunder, failing which the owners will have the right to terminate the agreement.

The Promoter/Party of the Second Part, shall handover the Possession of the new proposed residential flats to the Vendors/Parties of the First Part, only after obtaining 'COMPLETION CERTIFICATE' from appropriate authorities, as required in the circumstances.

Name of the project

It is agreed between the Parties of the First and Second Part that the name of the project will be "THARAYIL" agreed later, to be displayed on the building.

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

It is agreed between the Parties of the First and Second Part that the Party of the Second Part is having right to display its name and its Logo on the Compound Wall and also on the outside of the Lift Lobby.

Other Charges:

i) For the Vendors share Assessment charges for property tax Rs. 15,000/- Each Flat will be paid by the Vendors/Party of the First part.

ii) Assessment charges for Metro Water & Drainage Rs.20,000/- Each Flat.

iii) All other charges will be borne by the Promoter/Party of the Second Part until the completion certificate is provided.

Other general clauses

1. The Vendors/Parties of the First Part covenant to execute necessary documents for the construction over the "A" schedule property and conveying the part of the "A" schedule property as and when requested by the Promoter/Party of the Second Part.

2. The Vendors/Parties of the First Part hereby confirm that they have not entered into any agreement pertaining to this "A" schedule mentioned property with any one so far and also assure the Promoter/Party of the Second Part that they will not enter into any agreement with anybody else pertaining to the "A" schedule mentioned property, detrimental to the interest of the Promoter/Party of the Second Part, pending this agreement.

3. Further the Vendors/Parties of the First Part shall in no way be held liable or responsible for any claim, dispute or liability that may arise between the PROMOTER/Party of the Second Part and the nominees or other third parties except if such claim or dispute or liability relates to an act or omission on the part of the OWNER.

4. The Promoter/Party of the Second Part undertakes to provide necessary amenities as defined in Schedule - "D" Technical Specification to the Vendors/Parties of the First Part, and if any extra amenities are required, the Vendors/Parties of the First Part covenants to pay for the same exclusively.

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

5. The Promoter/Party of the Second Part undertakes to meet all the costs and expenses for the construction of the building, and for getting the Building Plan Approval for the new construction, TNEB Service connection, Water and Drainage Connection and its deposits for the flats.

6. However, any specific statutory dues payable like GST towards the flats allotted to the Vendors/Parties of the First Part has got to be borne by the Vendors. To avoid any ambiguity, the owners share will be paid/borne by the Owners/Vendors and the Builder/Promoter, in the ratio of **50% : 50%** i.e., the owners/vendors will be paying the half amount and the Builder/Promoter will be paying the half amount.

7. The Promoter/Builder undertakes to arrange for all materials, labor forces, for the proposed new construction at his own cost. The Promoter shall construct the Building with the specifications listed in the annexure to this agreement. The building shall be constructed to the satisfaction and as per sanction received from the competent authorities.

8. The Promoter/Party of the Second Part undertakes to indemnify the Vendors/Parties of the First Part from any claim, penalty from any authorities, workers, individuals, etc., pertaining to the demolition of the existing old super structure and construction of the new superstructure.

9. The PROMOTER/Party of the Second Part hereby agrees to indemnify and shall keep the Vendors indemnified and harmless against all claims, damages, compensation or expenses payable in consequence of any injury on accident or death sustained by any workman or other persons during the construction of the said building and handing over possession and the OWNERS shall not be bound to defend any action filed in respect of such injury brought under the workmen's compensation act or other provisions of law.

10. The PROMOTER/Party of the Second Part shall also be liable for any loss or damages that may arise due to non-observance of all Laws, Rules, Regulations etc. governing development of plots and construction activities.

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

11. The PROMOTER/Party of the Second Part alone shall be responsible and liable for the payment of any wage or compensation or other moneys payable to any workmen, agent of the PROMOTER//Party of the Second Part for any work, dispute, accident or injury to such persons in the course of the proposed development on the Schedule A mentioned Property.

12. The Vendors/Parties of the First Part and the Promoter/Party of the Second Part further agree with each other that the terrace on top floor of the proposed building shall be common to all the co-owners of the schedule property and shall be used for overhead tanks and no construction of any type shall be done by either party.

13. The Promoter/Party of the Second Part undertakes to pay necessary stamp duty, registration charges for the purchase of **2903** Sq.Ft., of undivided share of the land out of the 'A' schedule mentioned property.

14. The Vendors/Parties of the First Part hereby expressly agrees and permits the Promoter/Party of the Second Part to erect advertisement board in the "A" schedule property, on the date of execution of this Joint Development Agreement.

15. The Promoter/Party of the Second Part warranties good construction and covenants with the Vendors/Parties of the First Part that a period of one year from the completion of the said building complex and handing over of the flat will be treated as defect liability period, during which period the PROMOTER/Party of the Second Part agrees to rectify any repairs like Sewerage, electrical, plumbing and carpentry faults etc., (construction faults) for one year from the date of handing over the new flats to the Vendors/Parties of the First Part.

16. The PROMOTER/Party of the Second Part hereby agrees and covenants with the Vendors/Parties of the First Part that subject to fulfillment of the conditions of the Joint Development Agreement, not to do any act, deed or things whereby the Vendors/Parties of the First Part may be prevented from

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

enjoying, selling, assigning and / or disposing of any portion of the Vendor's allocation in the said building.

17. On and from the date of receiving full vacant possession of the said property as mentioned herein above, the PROMOTER/Party of the Second Part shall be liable for all rates, taxes, and other out goings in proportion to the area of which they receive possession and shall keep the Vendors/Parties of the First Part fully indemnified in this regard at all material times.

18. Both the Parties of the First and Second Part hereby specifically agree to co-operate with each other for the smooth completion/implementation of the all the clauses of this Agreement.

19. The Parties herein mutually agree with each other for the smooth completion of this agreement. Both the parties are at liberty to invoke the various clauses of this agreement as per the provisions of 'The Specific Relief Act'.

20. The PARTY OF THE SECOND PART/ PROMOTER shall pay all taxes and other dues from the date of execution of this Agreement till the date of completion of the construction and obtaining CERTIFICATE and handing over possession of the residential flats described in Schedule 'B' hereunder. The PARTY OF THE SECOND PART/PROMOTER or their nominees shall pay deposit amount for New three phase E.B connection and CMWSSB Assessment connection for all flats.

21. The stamp duty, registration fees, and other incidental expenses towards Sale of undivided share of land, Construction and the payment of GST, income tax in respect of the property to which the PARTY OF THE SECOND PART/ PROMOTER is entitled, shall be borne by the PARTY OF THE SECOND PART/PROMOTER or its nominees.

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

SCHEDULE - 'A'
(Whole Property)

All that piece and parcel of vacant house site land, measuring 5807 Sq.Ft., bearing Plot No. 31, in Vanchinathan Street, Balaiah Garden, Madipakkam, Chennai – 600 091, comprised in Old Survey No. 220/1 & 220/28, Patta No. 21105, as per Patta Survey No. 220/139, situated at Madipakkam - 1, Village, Sholinganallur Taluk, Chennai District, and the entire land being bounded on the:

North by	:	Balaiah Street (Now Vanchinathan Street);
South by	:	Krishnaswamy Naidu's Lands;
East by	:	Plot No. 32 and;
West by	:	Chengalvaroya Naicker & U. Ramasamy Naidu's Land;

Measuring

East to West on the Northern side	:	50 Feet;
East to West on the Southern side	:	53 Feet;
North to South on the Eastern side	:	112 Feet 6 Inches;
North to South on the Western side	:	113 Feet;

In all admeasuring an extent of 5807 Sq.Ft., or thereabouts, situated within the Registration District of Chennai South and Sub Registration District of Velachery, Chennai.

SCHEDULE – "B"
(Flats Allotted to the Vendors/Parties of the First Part)

2904 Sq.Ft., of undivided share of land right, title and interest out of the "A" schedule property, detailed as follows:

i) A Residential Flat, bearing **Flat No.1-A,** in the **First Floor,** measuring **1278** Sq. Ft. of super built up area, (inclusive of common areas and shares), together with **508** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose allotted to **Mr. Aby Thomas.**

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

ii) A Residential Flat, bearing **Flat No.1-B,** in the **First Floor,** measuring **1213** Sq.Ft., of super built up area, (inclusive of common areas and shares), together with **482** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose allotted to **Mr. Aby Thomas.**

iii) A Residential Flat, bearing **Flat No. 1-C,** in the **First Floor,** measuring **1163** Sq.Ft., of super built up area, (inclusive of common areas and shares), together with **462** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose allotted to **Mr. Aby Thomas.**

iv) A Residential Flat, bearing **Flat No.2-A,** in the **Second Floor,** measuring **1278** Sq. Ft. of super built up area, (inclusive of common areas and shares), together with **508** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose allotted to **Mr. Cherian Thomas.**

v) A Residential Flat, bearing **Flat No.2-B,** in the **Second Floor,** measuring **1213** Sq.Ft., of super built up area, (inclusive of common areas and shares), together with **482** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose allotted to **Mr. Cherian Thomas.**

vi) A Residential Flat, bearing **Flat No. 2-C,** in the **Second Floor,** measuring **1163** Sq.Ft., of super built up area, (inclusive of common areas and shares), together with **462** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose allotted to **Mr. Cherian Thomas.**

SCHEDULE – "C"
(Agreed to be sold to the Promoter/Party of The Second Part)

2903 Sq.Ft., of undivided share of land right, title and interest out of the "A" schedule property agreed to be sold by the Promoter/Party of The Second Part, to various third parties detailed as follows:

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

i) A Residential Flat, bearing **Flat No.3-A,** in the **Third Floor,** measuring **1278** Sq.Ft. of super built up area, (inclusive of common areas and shares), together with **508** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose;

ii) A Residential Flat, bearing **Flat No.3-B,** in the **Third Floor,** measuring **1213** Sq.Ft. of super built up area, (inclusive of common areas and shares), together with **482** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose;

iii) A Residential Flat, bearing **Flat No. 3-C,** in the **Third Floor,** measuring **1163** Sq.Ft. of super built up area, (inclusive of common areas and shares), together with **462** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose;

iv) A Residential Flat, bearing **Flat No.4-A,** in the **Fourth Floor**, measuring **1278** Sq.Ft. of super built up area, (inclusive of common areas and shares), together with **508** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose;

v) A Residential Flat, bearing **Flat No. 4-B,** in the **Fourth Floor**, measuring **1213** Sq.Ft. of super built up area, (inclusive of common areas and shares), together with **482** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose;

vi) A Residential Flat, bearing **Flat No. 4-C,** in the **Fourth Floor**, measuring **1163** Sq.Ft. of super built up area, (inclusive of common areas and shares), together with **461** Sq.Ft., of undivided share of land, together with one car /vehicle parking space, specially earmarked for that purpose;

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

SCHEDULE – "D"
TECHNICAL SPECIFICATION

FOUNDATION UP TO BASEMENT LEVEL

FOUNDATION : - Column foundation Re-in forced cement concrete using design mix M30 grade with necessary steels as per structural drawing.

PLINTH BEAM : - Re-in forced cement concrete using design mix M30 grade with necessary steels as per structural drawing.

COLUMNS : - Re-in forced cement concrete using design mix M30 grade with necessary steels as per structural drawing.

BASEMENT FILLING: - Filling for basement area with filing sand and consolidations.

P.C.C : - Plain cement concrete design mix M10 grade, 100mm thick height.

BRICK WORK

Basement Brick Work : - The basement brick work is constructed for a height of 3'0" (Depends on ground level) as 9" brick work in cement mortar 1:5

External Brick Work : - The external wall shall be constructed as 8" thick AAC solid Blocks (Compressive Strength 4N/mm2) with bonding paste to be used with continuous sill and lintel beams.

Internal Brick work : - The internal wall work shall be constructed as 4" thick AAC solid Blocks with bonding paste to be used with continuous sill and lintel beams.

PLASTERING

Ceiling Plastering : The ceiling is prepared well by hacking the surface and plastering in cement mortar 1:3 finished smoothy.

Internal Wall Plastering :- The internal walls are plastered in cement mortar 1:5 and synthetic mesh to be provided at all structural columns and beams during plastering.

External Plastering :- The external walls are plastered in cement mortar 1:5 and finished roughly with a sponge and synthetic mesh to be provided at all structural columns and beams during plastering.

LINTELS, SUNSHADES, LOFTS & KITCHEN SLABS

The lintels, lofts, sunshades and kitchen slabs are casted in RCC using design mix M25 grade and TMT steel as shown in the working drawing.

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

ROOF & ROOF BEAM

Re-in forced cement concrete using design mix M30 grade and steel details as per structural drawing.

FLOORING

Rooms : Providing and laying of 24"x24" Vitrified tiles in all the rooms except in the toilets. Basic rate for tiles Rs.60/- (based on discounted price as mentioned by consultant).

Toilets : Providing and laying of 12"x12" floor Antiskid ceramic tiles. Basic rate for tiles Rs.40/- (based on discounted price as mentioned by consultant).

Toilets : Providing and laying of 12"x16" wall glazed ceramic tiles of height 7'0" in all the toilets. Basic rate for tiles Rs.40/- (based on discounted price as mentioned by consultant).

Kitchen Platform : Providing and laying of 24"x12" wall glazed ceramic tiles for a height of 2'0" from the kitchen platform. Basic rate for tiles Rs.40/- (based on discounted price as mentioned by consultant).

Bedroom Cupboard – masonry cupboard (3'0"x7'0") with Three Granite slabs without shutter, loft to be provided in all bedrooms with adequate shelving.

JOINERTY

Main Door : To provide and the fix 5"x3" thick 3'6"x8'0" Feet Height Main door frame and panelled door shutter made of the first quality Teak wood (Kerala / Karnataka) and finish with glossy Melamine polish.

Bedroom Doors : Chemically treated Padauk Second quality wood frame of size 4" x 2½" thick 3'0"x7'0" Feet Height frame and both side laminated sheet Flush door.

Windows & Ventilators : UPVC 3 Track frame with 5mm thick glass shutter and mosquito net shutter.

HARDWARE ITEMS FOR JOINERY WORKS

Main Door : Europa main door lock with handle, 6" Brass Hinges, (5 Nos), 8" Brass tower bolts – 2 Nos. and door Brass stopper.

Bedroom Doors : Europa cylinder lock, 5" SS Hinges, (4 Nos) 8" powder coating tower bold – 2 No. and powder coating door stopped – 1 No.

Balcony Doors : Europa cylinder lock, 5" SS Hinges size 2'6" x7'0" (4 Nos) 8" powder coating tower bold – 2 No. and powder coating door stopped – 1 No.

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

GRILL
The grills for all the windows shall be provided with 12mm square rod of box design, Steel grill gate to be provided Main door entrance and steel grills for all balconies from sill level to lintel level.

PAINTING

Internal Walls – The internal walls shall be painted with Two coat of wall putty (J K or Brilla) and two coats of Asian paint Royale.

External Walls – The external walls shall be painter with one of wall primer and two coat of Exterior Asian paint Apex Ultima.

Grills – The grills shall be painted with one coat of anticorrosive paint and two coats of Enamel paint.

TILES
All tiles shall be of make Somany/Kajaria/Parry (as advised by the consultant)

SAINTARY AND PLUMBLING

P.V.C rigid pipes shall be used for external water line and sanitary lines C.P.V.C pipes for all internal lines.
Each toilet shall be provided with the following.
Toilet Doors WPC Door size 2'6" x7'0"

TOILETS – Sunken toilet with water proofing sheet seal along with elastomer water proofing coating treatment.

a.	E.W.C (ROCA or equivalent Hindware)	-	1 No.
b.	Wash Basin (ROCA)	-	1 No.
c.	Chromium plated wall mixer unit (ROCA)	-	1 No.
d.	Chromium plated bib cocks (ROCA)	-	1 No.
e.	Chrome plated shower arm (ROCA)	-	1 No.

KITCHEN
Masonry structure to receive granite slab to form kitchen platform Masonry/concrete base to be laid till skirting tile level prior to laying of floor/skirting tiles. One row shelf (Granite) to be provided in masonry structure.

Black granite (G20) stainless steel sink with single bowl size 24"x18" provided in the kitchen with one metro water connection and one bore water tap. Utility shall have two taps one for washing machine and another one tap for RO Filter, One shelf (3'0" x 7'0") with four granite slabs without shutter.

ELECTRICALS
All wiring in the building will be done using insulated multi stand Finolex /Orbit wire and Anchor Roma switches and sockets with metal boxes. LED tube lights to be provided in all rooms.

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

Living :

Light point	-	4 No.
Fan Point	-	2 No.
Chandelier point	-	1 No.
Telephone point	-	1 No.
T.V. point	-	1 No.
5 Amps Socket	-	2 No.
15 Amps Socket	-	1 No.
Internet socket	–	1 No.

Bedrooms :

Light point	-	3 No.
Fan Point	-	1 No.
Telephone point	-	1 No.
T.V. point	-	1 No.
5 Amps Socket	-	2 No.
15 Amps Socket	-	1 No.
Internet socket	–	1 No.

Kitchen :

Light point	-	2 No.
Fan Point	-	1 No.
5 Amps Socket	-	2 No.
15 Amps Socket	-	3 No.
Exhaust fan point	-	1 No.

Toilets :

Light point	-	2 No.
5 Amps Socket	-	1 No.
Exhaust fan point	-	1 No.
Geyser 15 amps point	-	1 No.

Balcony :

Light point	-	1 No.
5 amp socket	-	1 No.

OVER HEAD TANK :

Over head tanks 10000 Liters Capacity are providing as show in the drawing with a central partition for bore water and metro water. The over head tank shall be constructed 3'0" above the head room with a concrete slab at the bottom and at the top with a 24"x24" man hole on the top. The wall will be of 9" Thick brick work which is properly treated for water proof and the inside of the tank.

provision to be made as advised by Consultant for fixing of individual water meter by installation of U shaped pipes with double valves and a pipe spool piece (same size of the meter) inserted.

EXTERNAL FLOORING

Car parking shall be provided Interlock paver blocks laying.

Staircase tread to be 4 Feet long along with SS Handrail to be mounted from the side of the staircase.

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

WEATHERING COURSE

Average 4 ½ " thick surkhi jelly lime concrete finished with one course of best quality flat tiles of approved make pointed with cement mortar 1:2 mortar with red oxide. (Finally to be coated with Asian Paints Smart Care Damp Proof coating system)

COMMON AMENITIES

a) Bore Well – 1 Nos
b) Under Ground water sump 12,000 Liters
c) Lift upto Terrace floor level (Johnson Lift)
d) CCTV Camera System (8 Nos)
e) Video Door Phone
f) Security system for Main Entry Door
g) EV power point in each Car Parking
h) Genset Power Backup for Common Area , lift, 2 ceiling fans, 3 light points in each apartment.
I) Granite flooring for Staircase and Common area

WATCHMAN ROOM – Room to be provided with toilet and common room – on the Terrace along with SS sink for parties (advised by consultant).

IN WITNESS WHEREOF THE OWNERS OF THE FLAT/ PARTIES OF THE FIRST AND THE PROMOTER CUM BUILDER/PARTY OF THE SECOND PART, HEREIN HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR ABOVE WRITTEN.

WITNESSES:

1.

Mr. SUDHEEP JOSEPH KURIAN,
S/o. Mr. Saju Kurian Joseph,
residing at Kuttiel Joseph's Villa,
Puthenangady, Kottayam,
Kerala – 686 001.

2.

Mr. M. VENKATESAN,
S/o. Mr. Mahalingam,
residing at No.91, Nehru Street,
Kamarajar Nagar, Sankarapuram,
Sithalapakkam, Chennai – 600 126.

PARTIES OF THE FIRST PART

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

PARTY OF THE SECOND PART

PALANIAPPA BUILDERS & DEVELOPERS

No.3A, John Desikar Street, Nanganallur, Chennai - 600 061.

The proposed construction of Stilt floor + 4 floors (Height – 16.0m) Residential with 12 Dwelling units Availing Premium FSI at Plot No.31, Vanchinathan Street, Balaiah Garden, Madipakkam, Chennai 600091 comprised in Old S.No.220/1 & 220/28, New S.No.220/139 of Madipakkam Village within the limits of Greater Chennai Corporation.

LAND OWNER SHARE			DEVELOPER SHARE		
S.No	Flat No	Uds(Sq.M)	S.No	Flat No	Uds(Sq.M)
1	1-A	47.19	1	3-A	47.19
2	1-B	44.77		3-B	44.77
3	1-C	42.91		3-C	42.91
4	2-A	47.19		4-A	47.19
5	2-B	44.77		4-B	44.77
6	2-C	42.91		4-C	42.91
TOTAL		269.74	TOTAL		269.74

For PALANIAPPA BUILDERS & DEVELOPERS

Partner

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.